

**Regular Meeting  
Jasper Plan Commission  
October 5, 2005**

Vice President Rick Gunselman called the Regular Meeting of the Jasper Plan Commission to order at 8:00 p.m. Secretary Butch Schitter took roll call as follows:

|                      |          |                         |          |
|----------------------|----------|-------------------------|----------|
| Tom Kiefer, Pres.    | -Absent  | Bernita Berger          | -Present |
| Rick Gunselman, V.P. | -Present | Norb Kreilein           | -Present |
| Butch Schitter, Sec. | -Present | Randy Mehringer         | -Present |
| Jim Schroeder        | -Absent  | Patrick Lottes          | -Present |
| Lloyd Martin         | -Present | Chad Hurm, Eng.         | -Present |
| Bob Wright           | -Present | Dave Seger, Bld. Comm.  | -Present |
|                      |          | Sandy Hemmerlein, Atty. | -Present |

**PLEDGE OF ALLEGIANCE**

Vice President Gunselman led the Pledge of Allegiance.

**APPROVAL OF THE MINUTES**

Minutes of the September 7, 2005, Regular Meeting were reviewed. Secretary Schitter made a motion to approve the minutes as mailed. Bernita Berger seconded it. Motion carried 9-0.

**STATEMENT**

Vice President Gunselman read the following statement. "We are now ready to begin the public hearings scheduled for this evening. With respect to tonight's meeting and public hearings, we are hereby incorporating by reference into the record of tonight's meeting and public hearings, City of Jasper Ordinance Number 1993-17, entitled "Zoning Ordinance of the City of Jasper, Indiana and its jurisdictional area" and any and all amendments thereto. Audio and videotapes of these proceedings are also incorporated by reference into this evening's record."

**OLD BUSINESS**

Application of Alan R. Holweger for secondary approval of a proposed plat of Brentwood Phase II, a subdivision in Jasper, Indiana, and all proposed necessary street and sewer profiles thereof.

Surveyor Ken Brosmer was present on behalf of Alan Holweger to inform the Board that Mr. Holweger is withdrawing his petition.

Norb Kreilein made a motion to close the public hearing. Lloyd Martin seconded it. Motion carried 9-0.

Application of Kimball International, Inc. for secondary approval of a replat of Kimball Industrial Park Lot 1A.

Dave Mills, representing Kimball International, was present to request secondary approval of a two-lot subdivision, a replat of Lot 1A Kimball Industrial Park. The proposal is to divide part of Lot 1A into two lots, Lot 1C and Lot 1D. Plans are to sell Lot 1C to a prospective buyer to operate a professional office there.

There were no remonstrators present. Secretary Schitter made a motion to close the public hearing. Pat Lottes seconded it. Motion carried 9-0.

Norb Kreilein made a motion to grant secondary approval of a replat of Kimball Industrial Park Lot 1A. Secretary Schitter seconded it. Motion carried 9-0.

Application of Kevin A. Jacob, Terri L. Jacob, Kenneth C. Jacob and Doris L. Jacob, for secondary approval of a proposed plat of Maple Ridge, a subdivision in Bainbridge Township, Jasper, Indiana, and all proposed necessary street and sewer profiles thereof.

Surveyor Ken Brosmer was present on behalf of Kevin Jacob to request secondary approval of a 10-lot subdivision, Maple Ridge. The proposed property is located north of Whoderville First Addition and west of Whoderville Road.

There were no changes in the plat. With no remonstrators present, Norb Kreilein made a motion to close the public hearing. Bernita Berger seconded it. Motion carried 9-0.

Secretary Schitter made a motion to grant secondary approval of a 10-lot subdivision, Maple Ridge. Secretary Schitter seconded it. Motion carried 9-0.

## **PUBLIC BUSINESS**

### **Mill Creek III – Extension on Bond.**

Building Commissioner Dave Seger informed the Board of the decision made by the Board of Public Works to reduce the line of credit for Kerstiens Corporation's Mill Creek III Subdivision project. The bond was reduced from \$100,000.00 to \$50,000.00. Building Commissioner Seger said that the Plan Commission is required to grant or deny an extension on the bond.

Teri Dick, of 3987 Pinehurst Drive, appeared before the Board with a letter signed by several neighbors regarding their concerns that a portion of Pinehurst Drive has yet to be topcoated. Pinehurst Drive is located in Mill Creek II and III. The portion of the street in Mill Creek III has not been topcoated. Ms. Dick expressed that the residents on the street are concerned with the drainage and inclement weather this winter.

Building Commissioner Seger explained that the City of Jasper Street Department requested 41<sup>st</sup> Street, the main access road for the construction traffic, not be paved until Mill Creek IV is completed. Pinehurst Drive is also being used for the heavy trucks to turn around.

After much discussion, Norb Kreilein made a motion to extend the bond one year with the following stipulations; 1) the work on Pinehurst Drive must be finished as soon as possible and no later than May 30, 2006 and 2) a letter to Kerstiens Corporation shall be drafted by City Attorney Sandy Hemmerlein and signed by Secretary Schitter, stating the requirement. Lloyd Martin seconded it. Motion carried 9-0.

## **NEW BUSINESS**

Application of City of Jasper concerning an amendment to the zoning ordinance that references the rules for Election signs. In addition, the City of Jasper is also adding language to its zoning ordinance with regards to maintenance of temporary and permanent signs.

Attorney Sandy Hemmerlein appeared before the Board with a proposal to amend the sign ordinance. Some modifications were as follows:

- The current language under Section 2, "Limitation on Signs", would be replaced with, "No portable signs, except those listed in 16.03.060(1)(c) above, shall be allowed in any district."
- Under Section 3, "Limitation on Signs", language would be added that reads, "A permit shall be required before placement of a temporary sign or banner."
- Under Section 4, "Limitation on Signs", it would read, "All signs, other than business signs, shall not exceed four square feet or thirty (30) inches in height."
- There would also be sections added regarding Maintenance of signs and Abandonment of signs.

There were no remonstrators present. After some discussion, Engineer Hurm made a motion recommending that the Common Council amend the sign ordinance as presented by Attorney Hemmerlein. Bob Wright seconded it. Motion carried 9-0.

#### New Start Time for Plan Commission Meetings.

Attorney Sandy Hemmerlein appeared before the Board informing its members that it has been over a year since changing the start time of the regular meetings for the Jasper Plan Commission.

After some research, Attorney Hemmerlein found that most of the Board of Zoning Appeals meetings have lasted at least an hour. After discussing this with the Board of Zoning Appeals, Attorney Hemmerlein said its members agreed to consider, at next month's meeting, changing the start time to 6:30 p.m. instead of 7:00 p.m.

After some discussion, Secretary Schitter made a motion to recommend a start time of 7:30 p.m. for the Jasper Plan Commission, contingent upon the Board of Zoning Appeals agreeing to start its meeting at 6:30 p.m. Pat Lottes seconded it. Motion carried 9-0.

With no other business at hand, Norb Kreilein made a motion to adjourn the meeting. It was seconded by City Engineer Hurm. Motion carried 9-0, and the meeting was adjourned at 9:05 p.m.

---

Tom Kiefer, President

---

A. "Butch" Schitter, Secretary

Kathy M. Pfister, Recording Secretary